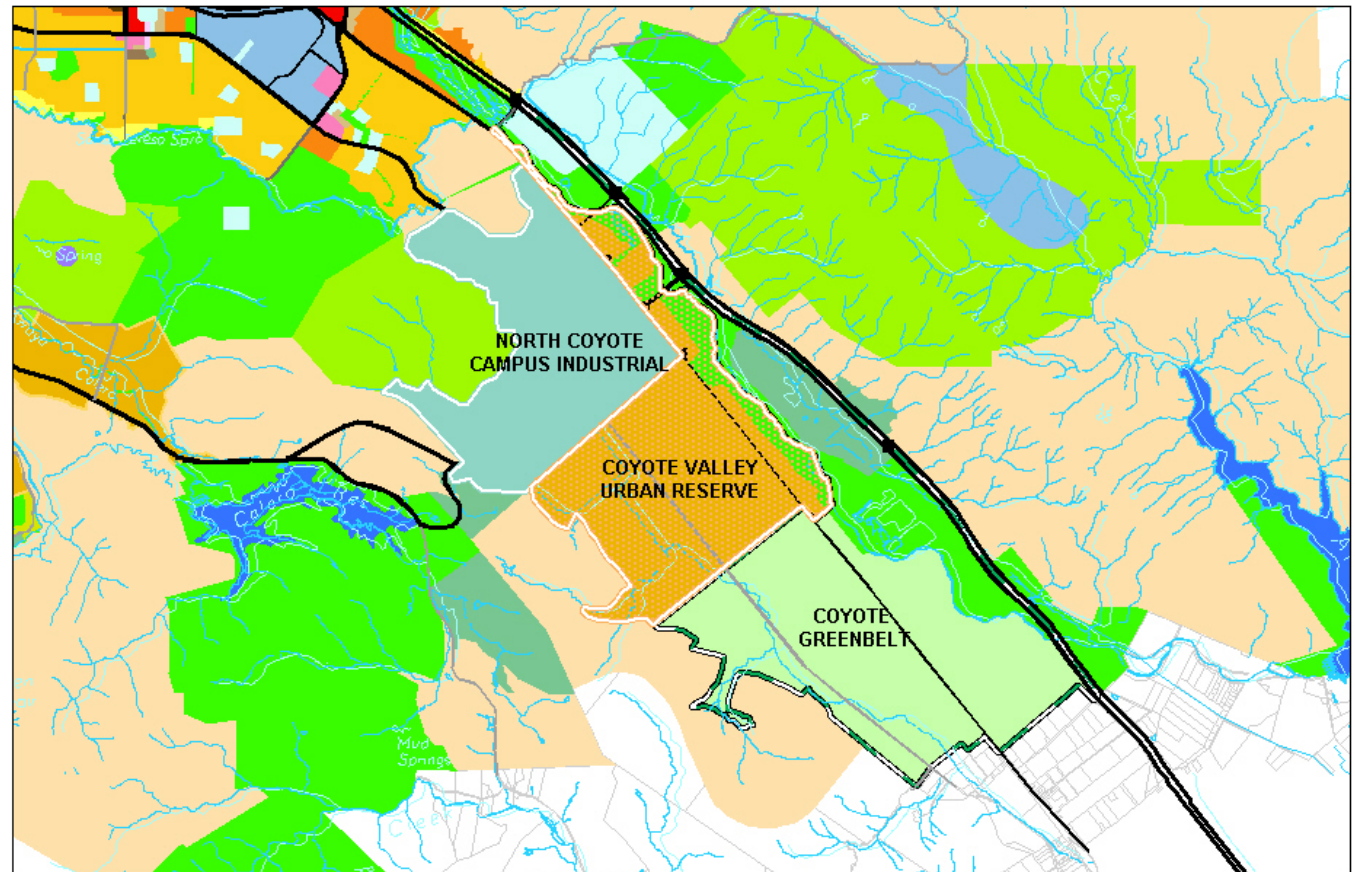


SOUTH COYOTE VALLEY GREENBELT MEETING




Greenbelt Strategy
September 7, 2005



2 Background - Size and Location

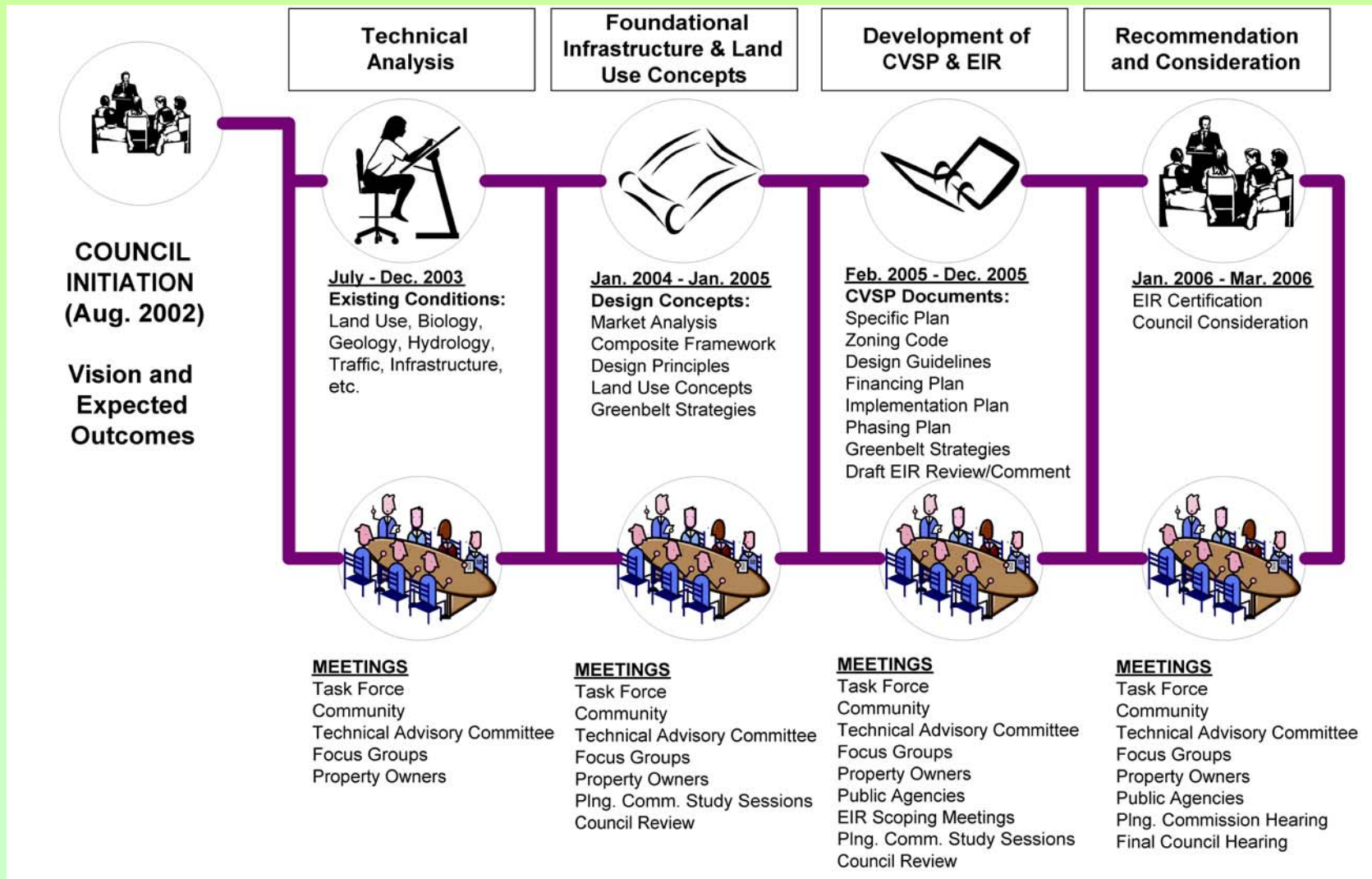


LEGEND

-  Coyote Urban Reserve
-  North Coyote Campus Industrial
-  Coyote Greenbelt



3 Process Diagram

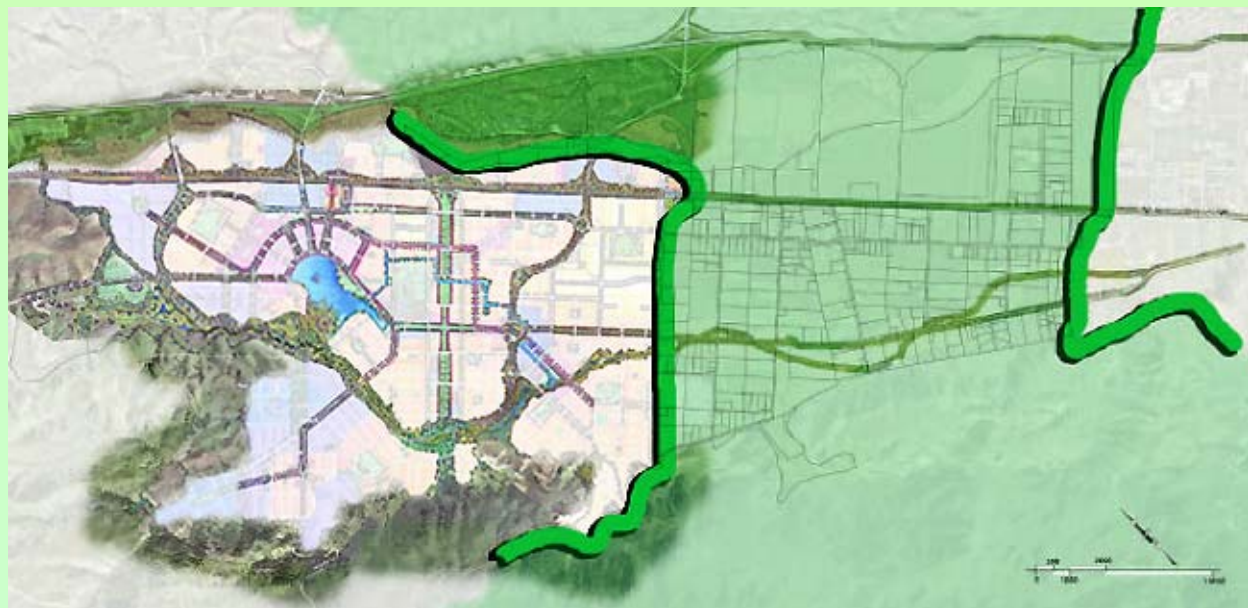


Council's Key Vision and Expected Outcomes

1. Plan includes North and Central Coyote Valley for land planning, and South Coyote Valley only for infrastructure financing
2. Boundary between Central and South Coyote Valley is fixed
11. Plan must be financially feasible for private development
14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote Valley

Vision

South Coyote Valley should be a special place, maintaining a permanent non-urban buffer between the Cities of San Jose and Morgan Hill.



6 **Greenbelt Strategy Goal**

The Greenbelt Strategy proposes a framework to create and sustain a rural environment that supports natural resource protection/restoration, accessible open space and related recreation, conservation, small-scale agriculture, and high value rural residential home sites.



7 Strategy Assumptions and Principles

1. Maintain existing City and County General Plan policies and Zoning regulations
2. Single family residential use remains the major economic value
3. Existing legal lots of record are recognized
4. Agricultural uses are allowed and encouraged, not required



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8 Strategy Assumptions and Principles

5. Previously approved land uses/legal non-conforming uses may continue in current use
6. City or County do not have plans to condemn or purchase property
7. City will not extend urban services outside Urban Service Area into South Coyote Valley



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9 Draft Strategy Elements

Policies:

- Maintain existing City and County regulations:
 - Land uses are predominantly designated for Agriculture
 - The minimum requirement for parcel size is generally 20 acres (City), and for County 20 acres (west of Monterey Road) and 40 acres (east of Monterey Road)



Draft Strategy Elements

Policies:

- Identify locations for trails, recreation, resource areas/corridors in Coyote Valley
- Identify areas suitable for agricultural production, buffers, and other open space uses
- Establish design, landscaping, and roadway guidelines



11 **Draft Strategy Elements**

A new non-profit or quasi-public entity should:

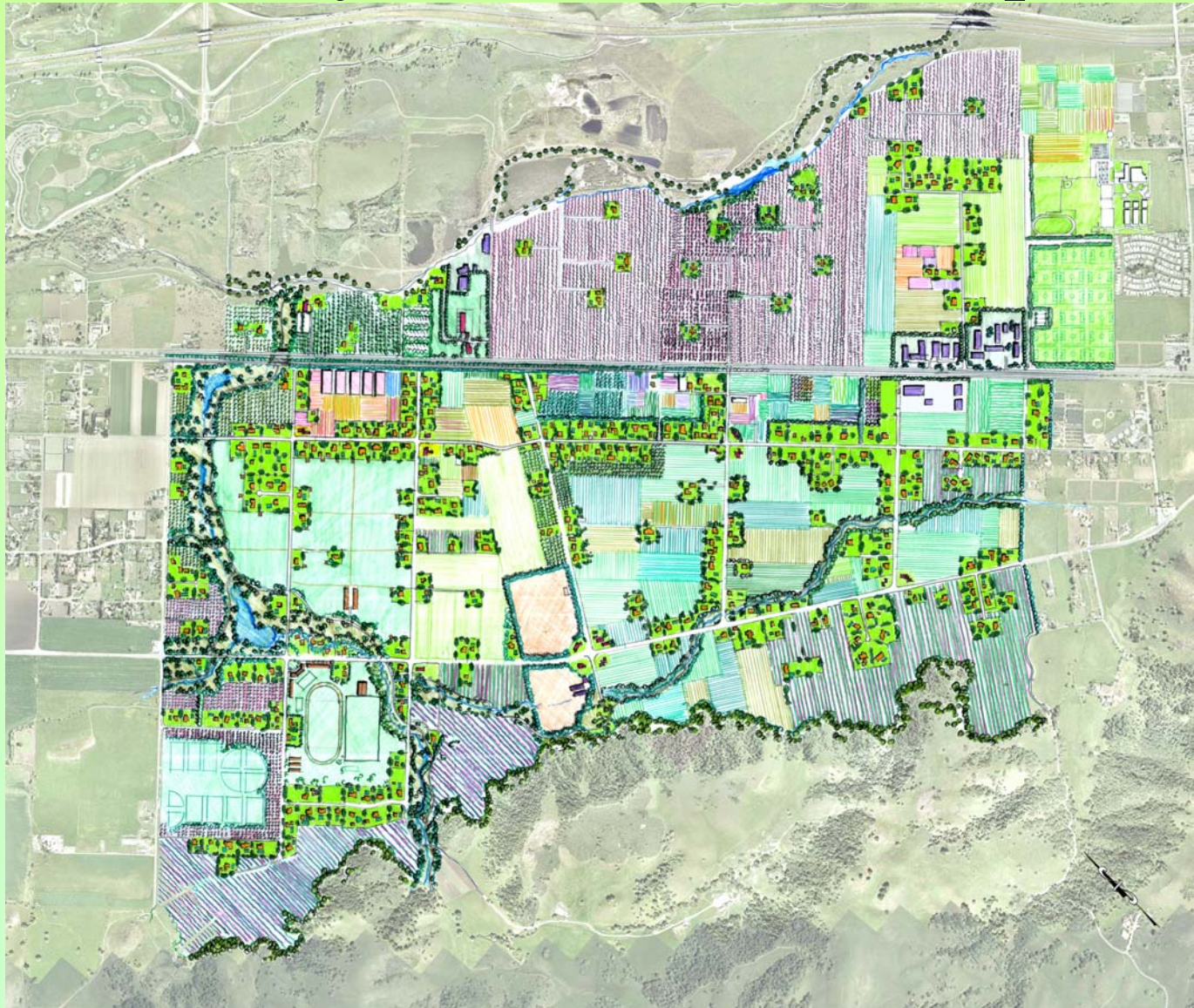
- Match interested farmers and land through outreach and lease coordination
- Help market Coyote Valley farm products and on-farm programs
- Manage the interface between different greenbelt uses and activities
- Raise funds and develop partnerships

Draft Strategy Elements

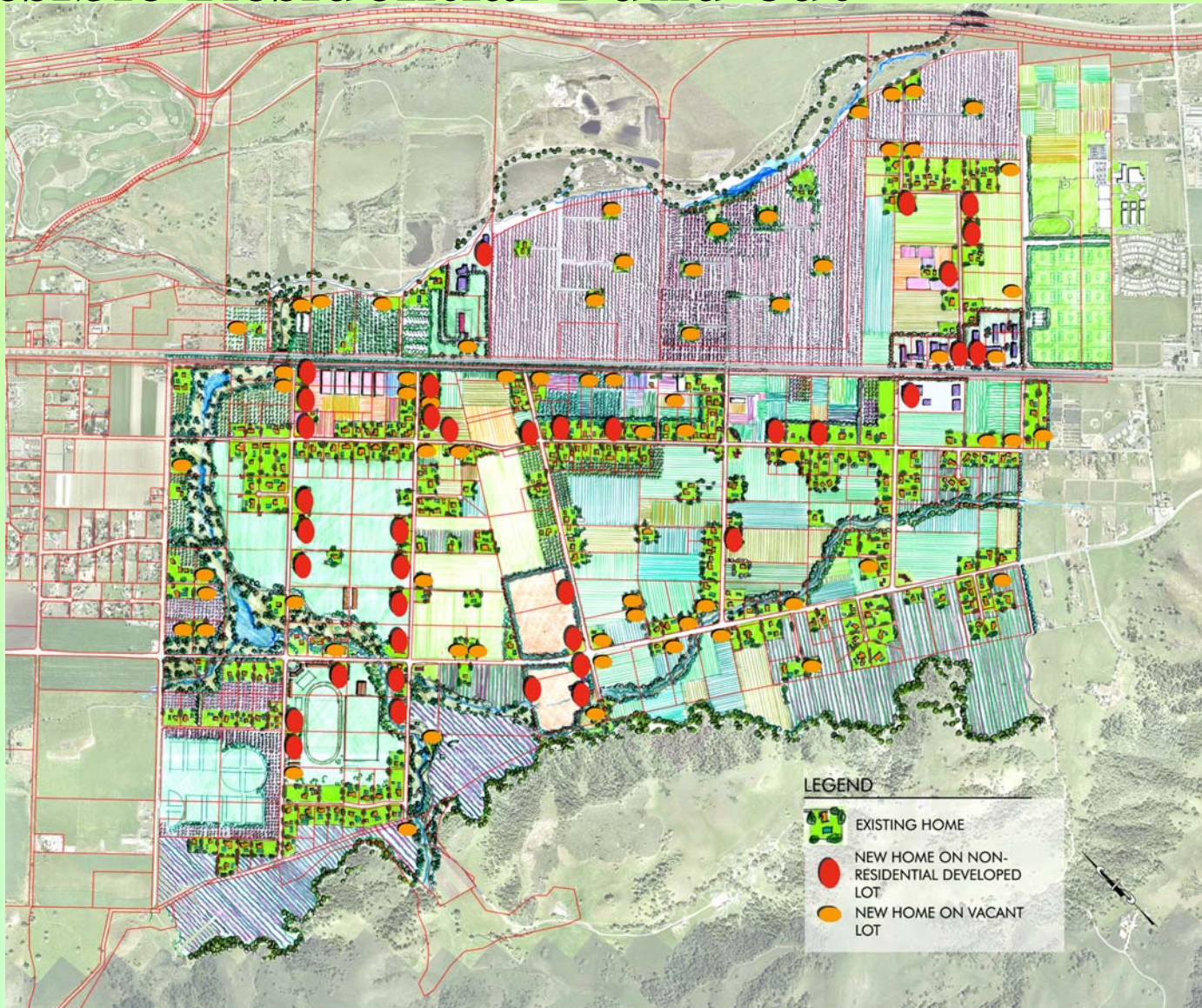
Pursue variety of creative funding opportunities, including:

- Partnerships with conservation entities (e.g., County Parks, Open Space Authority, etc.)
- Environmental mitigation
- Grant funding for open space, agriculture, habitat, etc
- Organizational seed money
- Agricultural management fees

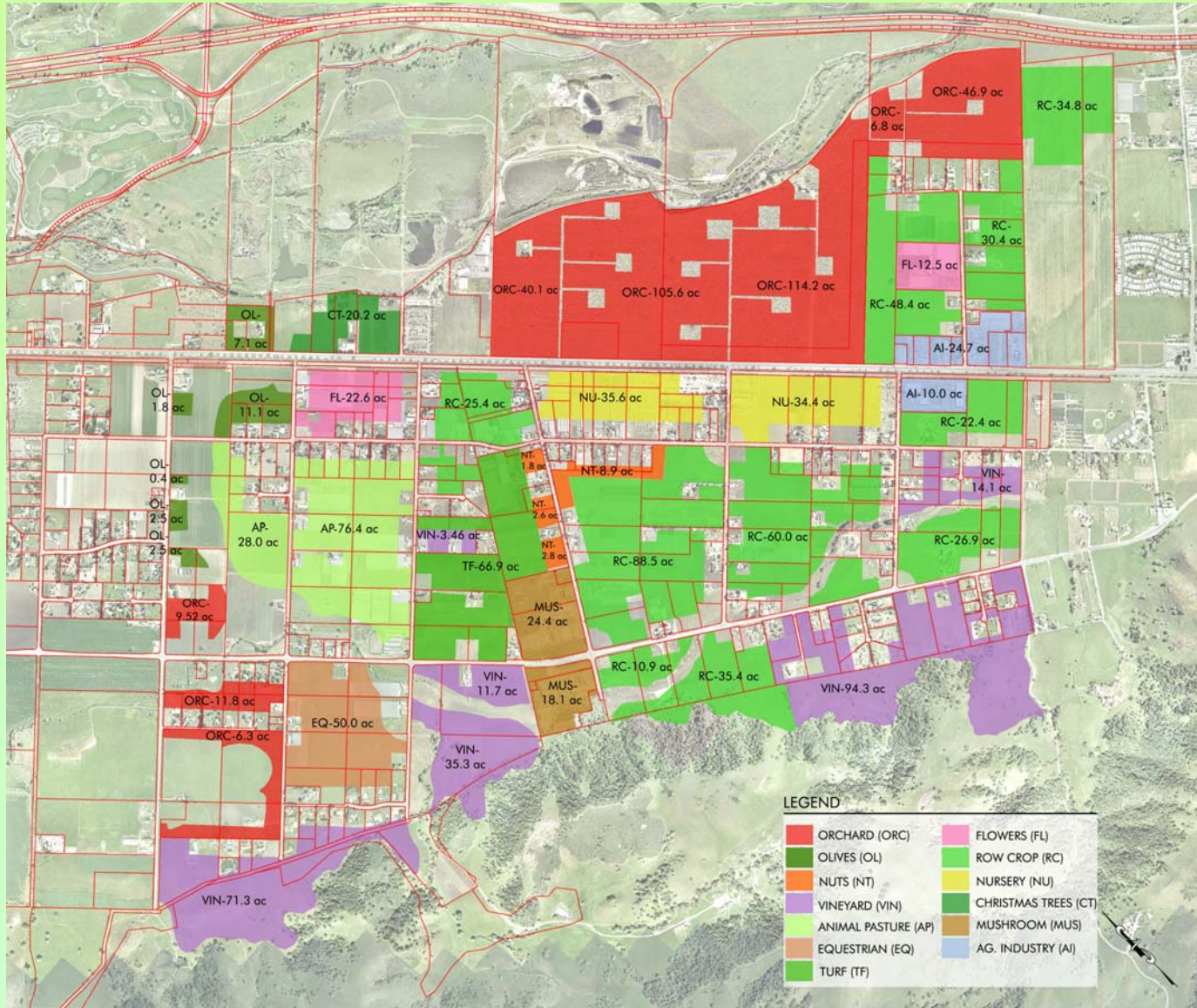
South Coyote Land Use Concept



Possible Residential Build out



15 Example Agricultural Trust Uses





Panel Discussion, Questions, and Comments